25MACC III 20-1037119

Bldg. 1955 Roof Repair by Replacement

Contractor Questions

25 Aug 2020

 Response 2 Sep 2020

1. Per the SOW requirements to replace the existing batt insulation, the existing fire sprinkler lines would be butting up against the new insulation which would prevent them from functioning correctly.  It is recommended that these lines be lowered to accommodate the new batt insulation.  Please clarify.

Response: The batt insulation shall remain the same thickness as it is now. The fire sprinkler lines or heads will not be lowered.

1. Could the government provide some pictures of the existing gutter system from on top of the roof?

Response: Yes, see attached

1. During the site visit the museum representative mentioned that calcs have been provided to the base previously for the structural load capacity of the roof purlins/beams.  Would the government be able to provide those to the contractors?

Response: See attached as-built drawings. This is the only information available.

1. Once all work is completed, is there any painting that would be required as part of this scope?

Response: No

1. During the site visit it was noted that there is existing conduit in place near certain areas of the roof underside that would be difficult to get around when installing the new roof and insulation.  Would the government require these to be adjusted/moved?

Response: No

1. The SOW mentions the scope to install an interior OSHA approved stair ladder and roof hatch for access to the roof.  Would this be an actual “ship ladder” to include a brand similar to a Bilco type L walk-up roof hatch?  Please clarify and provide more information.
2. In order to fall in line with OSHA, this ladder and roof hatch would have to be more than 10ft away from the edge otherwise fall protection and/or grab bars would be required on the top of the roof at hatch location.  Please clarify.

Response: The ladder does not have to specifically be a “ship ladder “. Provide a OSHA compliant ladder with a roof hatch on the interior of the building. Access to the roof is the requirement.

B )The provided wage determination sheet has two callouts which include sheet metal worker and roofer.  Between these two, what is the correct wage that should be used for the subs to calculate their wages?  Or would it depend on the type of roofing material decide that?

Response: See new wage rate. Type of roofing will determine.

The S.O.W. states it is not known if the existing metal roof is acting as a diaphragm or

 what the existing structure can support in terms of weight. Does the Government intend to provide this information in a forthcoming amendment?

Response: See existing as-built drawings – attached – for load information.

1. Can the existing roof load calculations be made available for review, i.e., uplift, snow load, etc.? See existing as-built drawings – attached. This is the only information available.

 Those numbers will help decide the best long-term solution for the roof repair options.

 Response: See existing as-built drawings – attached

1. Will there be an amendment updating the “Choices for the new roof system” into actual CLIN options as discussed at the site walk? If so, will each option need to be priced or can we price a single option? Response: See revised scope of work. There is only “one “ option now.
2. If a single-ply option is chosen, will the metal fascia still need to be replaced?

Response: Single ply is not a option, see revised scope of work.

1. Is there currently a DDC panel or EMCS controls? Will the new heat tape be required to be monitored by EMCS as per the Base Facility Design Standards? Response: There is currently no EMCS for the existing heat tape system. Monitoring is only required for notification if there is a problem ( such as not working ) but not for controlling temperature.
2. How many square feet of floor space can the user remove assets from at any given time?.

Response: See revised scope of work for phasing

1. How long will it take for the user to move assets between each phase?

Response: The assets and or airplanes will not be moved, see revised scope of work.

1. How much notice will the end user require in order to remove assets from each phase?

Response; See above

16. Are any structural as-builts available from the original construction (specifically the South Phase)?

 Response: See attached as-built drawings. This is all that is available

1. Can we have the name of the original building manufacturer(s)?

Response: See as-built drawings attached

1. Has a pull test been done on the existing roof? If so, what were the results? If not, can

We arrange a time to do one?

Response: A pull test has not been done. There is not sufficient solicitation time to conduct a pull test.

 18. Please define the area of clear floor space which can be provided on a phased basis to

 allow work on the underside of the roof. For example, would this be 3, 4, or 5 structural

 bays? Note that it will be essential to provide clear working space not over top of

 displayed aircraft in order to facilitate the work in a cost-effective manner. Expectation is

 that the working area would phase through the space, with aircraft and displays being

 re-located in coordination with each phase of work. A requirement to provide sufficient

 protections so as to allow work to occur over top of aircraft will add extraordinary

 complexity and concomitant costs to the project.

Response: This scope of work does not dictate how much area can be worked on at a time. What the scope of work does dictate is that all aircraft and artifacts under the roof must be protected at all times. See revised scope of work.

 19. Given the variety of potential project solutions, combined with substantial and important

 unknown existing conditions, it would seem advisable that selection of a contractor to

 perform this work should include evaluation of the bidders’ proposed approaches and

 execution plans. As currently solicited, the variety of potential solutions will not allow an

 apples-for-apples comparison of pricing, and the lowest-cost solution may depend upon

 significant and undesirable impacts on museum operations. Please consider extending

 the bid date and adding evaluation of each bidder’s work plan to the selection criteria,

 adding “best value to the Government” to the selection criteria.

Response: The roof options have been reduced to “one “. See revised scope of work and bid accordingly.

 20. Will it be acceptable to offer alternative, single-ply re-roof systems proven and

 warrantable for installation over existing metal roof systems? This approach would be

 similar to but in lieu of option #2 described in the SOW. Note that this approach will

 avoid the costs and complexities of safely removing the existing roof panels and replacing

 with new panels and/or roof deck, and has fewer potential conflicts with existing

 structural components.

 Response: No, see revised scope of work.

 21. What are the existing sizes and thicknesses of the Z Purlins?

 Response: See attached as-built drawings

 22. Is there an original design criteria sheet included in the prefab metal building set showing

 the original roof load assumptions? This is usually the first sheet of the set.

 Response: See attached as-built drawings.

 23. Is it acceptable to remove and replace only damaged sections of interior roof insulation

rather than the entire footprint?

Response: No, replace all.

1. What is the R-value of the existing insulation?  According to my structural engineer, metal buildings are built with very little extra strength in them and if the R value is increased it could lead to more snow remaining on the roof and potentially causing the roof to fail.

Response: The new insulation shall match the thickness of the existing insulation. See revised scope of work.

1. We absolutely need the as-built drawings for this/these buildings in order to calculate if any of the proposed options are viable options for reroofing this building.  Please provide as-builts for both phases of construction.  These drawings will also be required to see if anything can be hung from the ceiling.

Response: See attached as-built drawings.

1. Will aircraft be relocated under the roof construction?

Response: No, no aircraft will be moved. See revised scope of work.

1. How much area can be given to the contractor at a time if the plans can be moved?

Response: See response to line item 18 above.

1. Where does the base want us to place the ladder to access the roof.  Please provide a location.  How tall does this ladder need to be?

Response: The ladder needs to be tall enough to reach the roof safely from the interior of the building. The location can be determined at design.

1. Can detailed pictures be provided of the roof structure?

Response: Yes, see attached

1. The Contractor shall perform site work as necessary to prepare sites for construction activities.  Security and access controls shall be implemented to prevent unauthorized entry to sites and to protect wildlife from site exposure.  The Contractor shall survey existing utilities to determine adequacy and need for modifications to support site activities.  The Contractor shall obtain appropriate approvals and shall construct connections or new systems for electrical power, water, sewer, gas distribution, telephone, and other utilities, as required, to accomplish the activities specified in each TO.

Response: This is essentially generic criteria to account for site utilities and protection of construction assests (i.e. equipment, material, tools, similar) and to assess adequate access to site utilities as needed, however, this should be minimal for this task order.